

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
February 22, 2017

1) OPENING: Pledge of Allegiance Led By: Mr. Mileusnich

2) ROLL CALL: Members: Mr. Helms, Mr. Mileusnich, Mr. Martini, Mr. Grzynski and Mrs. Murovic

3) MINUTES: Are there any deletions, corrections or additions to the minutes of January 25, 2017? If none, they will stand approved as posted.

4) ANNOUNCEMENTS: The date of the next meeting of the Board of Zoning Appeals to be March 22, 2017

5) COMMUNICATION: (1) Continued Public Hearing request from Cosme & Jacqueline Herrera. They are still in the process of getting a plat of survey for their property. Communication via email on February 15th.

(2) Request from Glenn Patterson to continue Preliminary Hearing for F&G Investments to March 22 BZA meeting due to illness.

6) Old Business: Approval of Findings of Fact for Shawn Anderson, 9440 Hook St., Highland, In requesting a variance to exceed accessory structure allowance for the address of 3727 38th St. {HMC 18.05.060 (F) (5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

7) Public Hearing for Joe & Sheila Windsor, 9009 Arbor Hill Dr., Highland, In., represented by Gary Torrenza of Torrenza Engineering, 907 Ridge Rd., Munster, IN requesting a variance to exceed accessory structure allowance at the location of 3722 38th St. {HMC 18.05.060 (F)(5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

8) Public Hearing for 2nd & Charles, 10239 Indianapolis Blvd., represented by All Right Sign, 3628 Union Ave, Steger, IL 60475 requesting a variance to exceed sign allowance and sign square footage at the location of 10239 Indianapolis Blvd. {HMC 18.85.080 (G)(2)(a)} Each occupancy shall be permitted a maximum of one sign. Per blanket variance granted in May of 1993 to the shopping center (Highland Grove): For any use having a structure frontage of less than 300 linear feet, two (2) square feet of sign area for each front foot or portion thereof of structure frontage. Sign sq. ft. allowed would be 180 sq. ft. per original variance, asking for total of 271 sq. ft. for the (3) signs proposed.

9) Continued Public Hearing request for Jacqueline & Cosme Herrera, 8112 Wicker Park Dr., requesting a variance to exceed accessory structure allowance and location of shed on side yard property line. {HMC 18.05.060 (F)(5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

10) Preliminary Hearing for Latoya & Joseph McDaniel, 7528 Woodlawn Ave., Hammond, IN requesting a Use Variance for a Day Care/Educational Facility at the location of 9219 Indianapolis Blvd., Suite A. {HMC 18.45.030} The following listed uses and no others are permitted uses in a B-3 district: Permitted uses do not include day care.

11)Continued Preliminary Hearing request for F&G Investments, L.P., 2635 169th St., Hammond, IN, represented by Glenn Patterson, 300 E. 90th Dr., Merrillville, IN requesting a Use Variance for a cemetery at the address of 8939 Kleinman Rd. {HMC.18.35.040}The following listed uses and no others are permitted uses in a B-1 district: Permitted uses do not include a cemetery.

12) Preliminary Hearing for Ron & Jan Van Kampen, 7425 Falling Leaf Circle, Schererville, IN, requesting a variance for minimum lot size requirement for width and side yard setback from 7.5' to 5', including 5' drainage easement on west side of property, for potential residential property to be built on vacant lot for the location of 3425 Laverne Dr. {HMC 18.15.060 (C)1(a)} Every one-family detached dwelling hereafter erected and every transitional use permitted in this zoning district hereafter established shall be on a zoning lot having a minimum area of 8,400

square feet and a minimum width of 70 feet at the building line, and a minimum lot depth of 120 feet. A lot of record existing on the effective date of the ordinance codified in this title which is less than 8,400 square feet in area or less than 70 feet in width, or 120 feet in depth, may only be improved by a variance from the board of zoning appeals. {HMC 18.15.060 (H)(1) For One-Family Detached Dwellings. On a lot improved with a one-family detached dwelling, a side yard shall be provided along each side lot line. No side yard shall be less than eight feet in width in an R-1A district, and seven and one-half feet in width in an R-1 district.

BUSINESS FROM THE FLOOR:

ADJOURNMENT: Motion: _____ Second: _____ Time: _____